



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, FEBRUARY 23, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **February 23, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Joe Babiasz (joe.babiasz@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR04-106. Tree Removal Permit** to remove one Pine Tree 113 inches in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1153 Cherry Avenue (Brieger Stephen G And Karen J Trustee, Owner). Council District 6. CEQA: Exempt. Continued from 2/9/05 and 2/16/05.
- b. **TR04-129. Tree Removal Permit** to remove one Aleppo Pine tree (94-inches in circumference) on a 0.10 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of Elm Street approximately 140 feet southerly of West Taylor Street (665 ELM ST) (Kasrel Gene, Owner). Council District 6. CEQA: Exempt. Deferred from 1/12/05, 1/19/05, and 2/9/05.
- c. **PD04-084. Planned Development Permit** to allow the demolition of an existing residence and accessory structures and allow the construction of 218 multi-family residential units on a 7.2 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Senter Road, approximately 600 feet southerly of Needles Drive (1896 Senter Rd) (Paseo Senter, L.P., Owner). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration (File No. PDC03-057).

The consent calendar is now closed.

3. PUBLIC HEARING

- a. The projects being considered are located at/on west side of Masonic Drive, approximately 520 feet southerly of Canoas Garden Avenue (2455 MASONIC DR), in the A(PD) Planned Development Zoning District (SAN JOSE SCOTTISH RITE FOUNDATION, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration.
 1. **PD04-024. Planned Development Permit** to construct 170 single-family attached residences on a 4.76 gross acre site. Deferred to 2/23/05.
 2. **PT04-120. Planned Tentative Map Permit** to subdivide 2 parcels into 172 lots for condominium purposes on a 4.76 gross acre site. Deferred to 2/23/05.
- b. **SP04-072. Special Use Permit** to demolish an existing one-car detached garage, to allow an existing accessory building, and to construct a new carport on a 0.14 gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of N. 3rd Street, approximately 70 feet southerly of Burton Avenue (1121 N 3RD ST) (Moore Marie D, Owner). Council District 3. SNI: None. CEQA: Exempt.
- c. **T05-001. Tentative Map Permit** to consolidate 5 parcels into 1 lot for office uses on a 1.01 gross acre site in the CO Office Commercial Zoning District, located on the southwest corner of Forest Avenue and Ciro Avenue (2140 FOREST AV) (Green Valley Corp Et Al, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Exempt.
- d. **SP04-032. Special Use Permit** to allow demolition of a canopy (previously demolished without the benefit of permits) and conversion of an existing 1,038 square foot gas station structure to commercial uses on a 0.27 gross acre site in the CN Neighborhood Commercial Zoning District, located at/on the Northwest corner of DiSalvo Avenue and Stevens Creek Boulevard (298 DI SALVO AV) (Parsons Timothy M, Owner). Council District 6. SNI: Burbank/Del Monte. CEQA: Exempt.
- e. **SP04-071. Special Use Permit** to allow alternating use parking arrangements for an existing church and office building on a 0.45 gross acre site in the CO Office Commercial Zoning District, located on the southeast corner of Van Sansul Avenue and South Winchester Blvd (1030 S WINCHESTER BL) (Revival Presbyterian Church, Owner; Revival Presbyterian, Developer). Council District 6. SNI: Winchester. CEQA: Exempt.
- f. **PDA97-052-03. Planned Development Permit Amendment** to allow for the construction of one single-family detached residence on a 1.09 gross acre site in the A(PD) Planned Development Zoning District, located on the north side of Calco Creek Drive, approximately 260 feet westerly of Peak Drive (1581 CALCO CREEK DR) (Garcia Gilbert R And Brenda M, Owner). Council District 5. SNI: None. CEQA: Pending.

This concludes the Planning Director's Hearing for February 23, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>

PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

February 16, 2005

PUBLIC HEARINGS

1. DEFERRALS

2. CONSENT CALENDAR

a.	TR04-106	DEFERRED TO 2/23/05
b.	TR04-126	APPROVED
c.	TR04-127	APPROVED
d.	TR04-018	APPROVED
e.	TR04-142	APPROVED
f.	PT04-123	APPROVED
g.	HA97-020-01	APPROVED
h.	SP04-066	APPROVED
i1.	PD03-009	APPROVED
i2.	PT03-013	APPROVED

3. PUBLIC HEARING

a1.	PD04-024	DEFERRED TO 2/23/05
a2.	PT04-120	DEFERRED TO 2/23/05
b1.	PD04-081	APPROVED
b2.	PT04-114	APPROVED
c.	PDA00-049-01	APPROVED
d.	H04-057	APPROVED
e.	PD04-093	APPROVED
f.	PD04-091	APPROVED